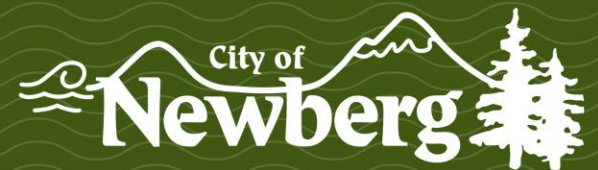


# ANX21-0002 RIVERFRONT 5 PROPERTIES

City Council Public Hearing  
October 18, 2021



# Background

- Annex 29.38 acres consisting of five parcels, plus the area of the adjacent right-of-way, into the Newberg city limits
- 1609 NE Waterfront Street, 712 NE Fourteenth Street, 1610 NE Waterfront Street, and two parcels south of NE Fourteenth Street that have no addresses
- R3230-00401, R3230-00100, R3230-00200, R3229-02700, R3229-02800
- Tamara L. Goedel, Gary T. Baker Revocable Trust, Earl L. & Nancy L. Stonebrink, and City of Newberg



# Background

Comprehensive Plan Designations:

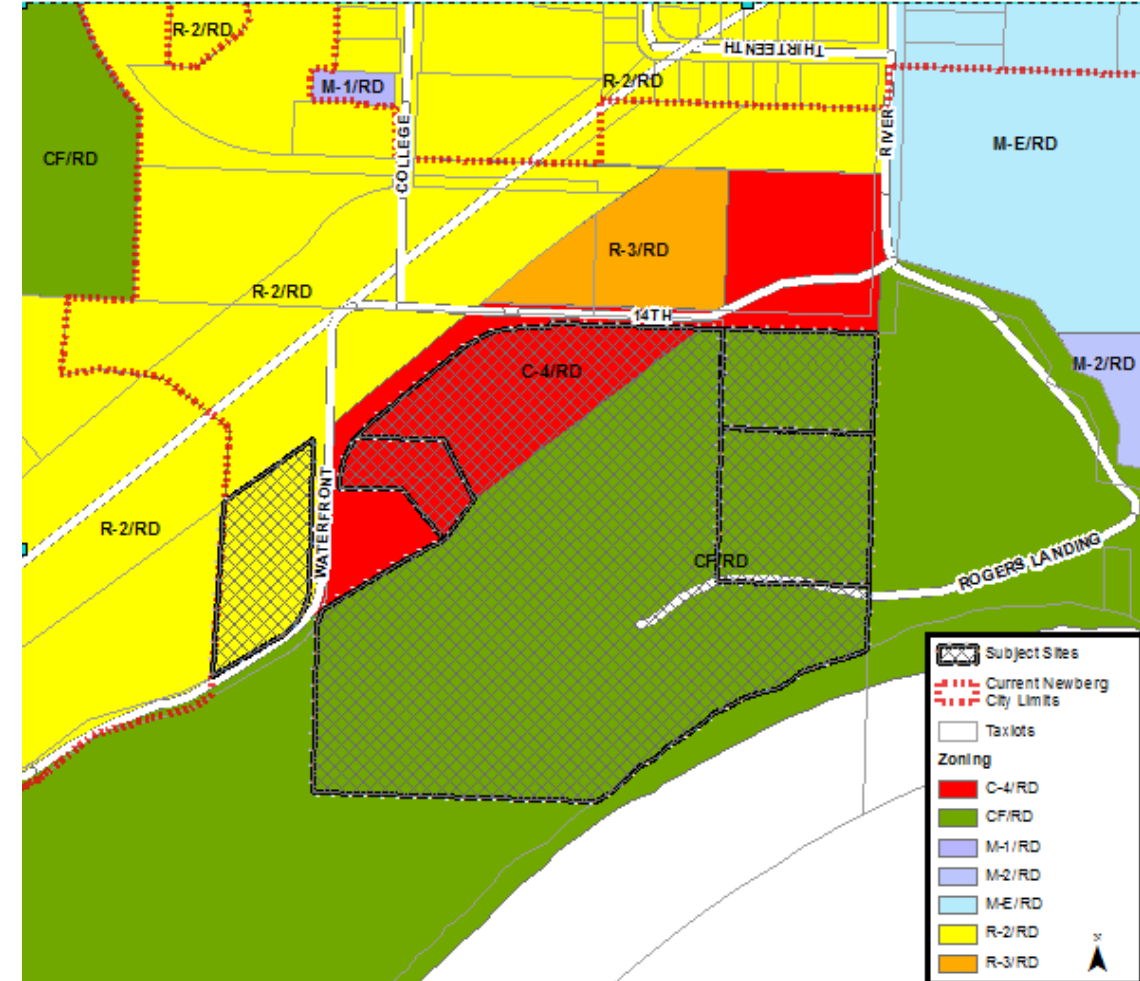
MDR/RD (R3230-00401)

COM/RD and P/RD (R3230-00100)

COM/RD (R3230-00200)

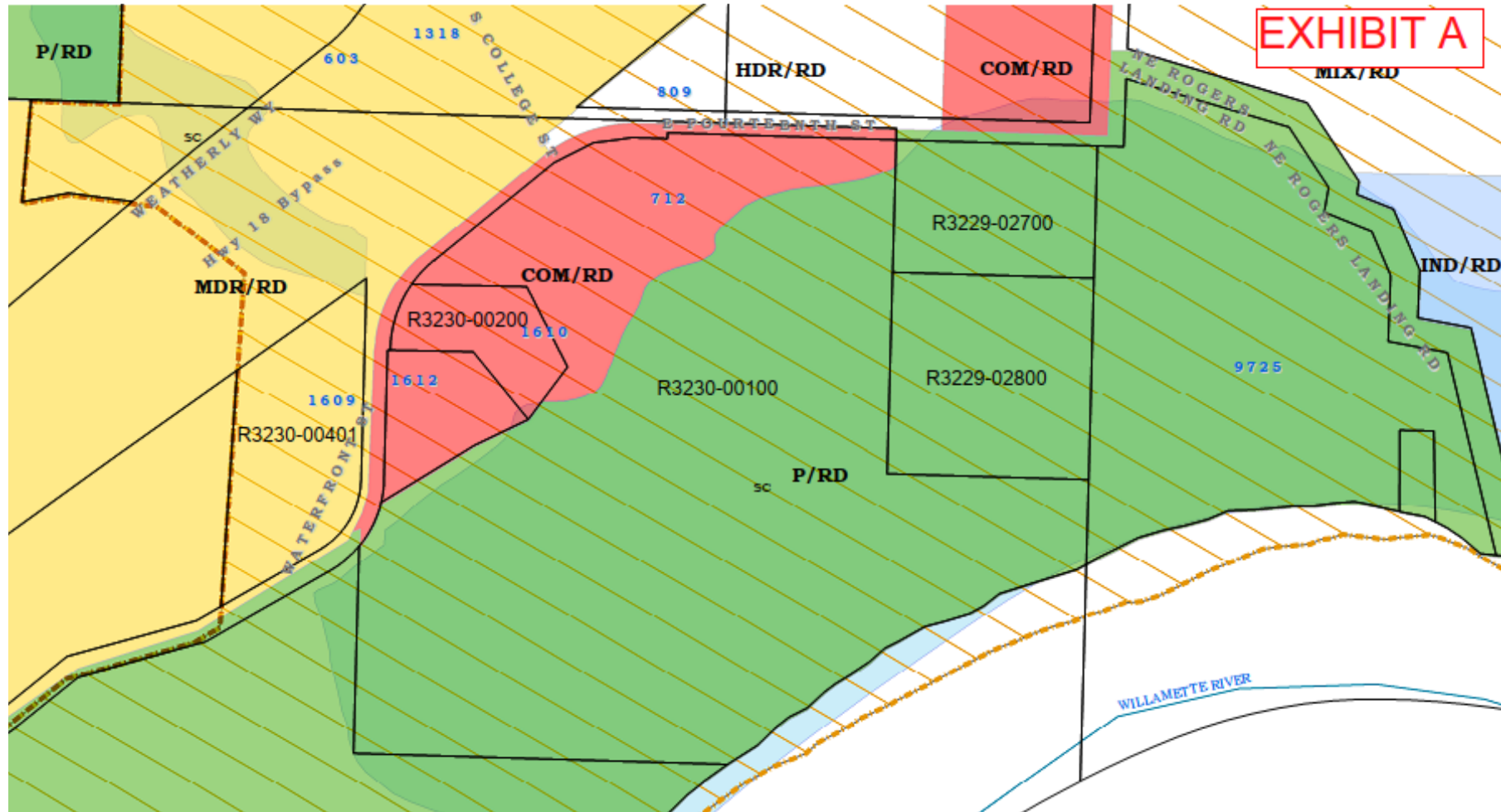
P/RD (R3229-02700, R3229-02800)

# Location & Zoning Map





# Comprehensive Plan Map Designation





# Criteria – 15.250.020 Conditions for Annexation

- A. The subject site must be located within the Newberg urban growth boundary or Newberg urban reserve areas.

**Finding: Condition met – within UGB**

- B. The subject site must be contiguous to the existing city limits

**Finding: Condition met – contiguous on western boundary**

# Criteria – 15.250.030 Quasi-Judicial Annexation

- A. The proposed use for the site complies with the Newberg comprehensive plan and with the designation on the Newberg comprehensive plan map.

**Finding: Condition met -**

**Comprehensive Plan map designation: MDR/RD (Medium Density Residential/Riverfront District), COM/RD (Commercial/Riverfront District), P/RD (Park/Riverfront District) which corresponds with the requested zoning of R-2/RD, C-4/RD and CF/RD**



# Criteria – 15.250.030 Quasi-Judicial Annexation

B.1.& 2. Adequate level of urban services available within 3 years:  
sewer, water, roads; Availability of police, fire, parks, schools

## **Finding:**

- **City Water service lines are proximate to the properties**
- **City Sanitary Sewer service is proximate to the properties**
- **Police, Fire, parks, and schools are available to serve the future development**

# Planning Commission Recommendation

The Planning Commission recommends that the City Council annex the properties described and shown in Exhibit “A”, along with a zone change to R-2, C-4, and CF with Riverfront District overlay as shown in Exhibit “C”.

The full Planning Commission recommendation is found in Resolution No. 2021-275 (Attachment 5)



# Staff Recommendation

Adopt Ordinance No. 2021-2878